



NSW GOVERNMENT

Department of Planning

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Ms Sandra Robinson
Director
Robinson Urban Planning Pty Ltd
83 Fletcher Street
TAMARAMA NSW 2026

28 March 2008

Dear Ms Robinson

**Director-General's Environmental Assessment Requirements
Royal Rehabilitation Centre Sydney Site Project Application**

I refer to your proposed Project Application for the Royal Rehabilitation Centre Sydney site and your request for Director-General's environmental assessment requirements for the preparation of an environmental assessment to support the Project Application.

The Director-General's environmental assessment requirements were developed from information provided with your application. Section 75F(3) of the Act permits subsequent modification of the Director-General's requirements and may be invoked to address any unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Director-General's requirements.

The Director-General's environmental assessment requirements are attached. The requirements have primarily been developed in light of preliminary consultation with key stakeholders and a review of the preliminary environmental assessment.

The Department acknowledges that some issues contained within this documentation may be more appropriately addressed as part of subsequent project or development applications. Nonetheless, it would be prudent to address all the requirements either within the Project Application's environmental assessment and/or the statement of commitments. To that end, all issues and requirements relevant to the Project Application should be addressed at this stage.

Once you have lodged the environmental assessment, the Department (in consultation with other agencies) will undertake a "test of adequacy" of the submitted documentation. Following that review, the environmental assessment (together with the Director-General's environmental assessment requirements) will be publicly exhibited for a minimum period of 30 days.

You should keep the contact officer for this project up to date with the preparation of the environmental assessment and, where relevant, any emerging issues. Our officer, James Kirby, is available during business hours on (02) 9228 6253 or via return email to james.kirby@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Michael File'.

Michael File
A/Executive Director
Strategic Sites and Urban Renewal

Part 3A – Project Application

Director-General's Requirements

Section 75F of the Environmental Planning and Assessment Act 1979

Application No.	MP 08_0054
Project	The proponent is seeking project application approval for the construction of: <ul style="list-style-type: none"> • New two and three storey RRCS Health Facility, including approximately 260 car parking spaces and a total gross floor area of 14,000m² • Recreation Circle • Central Parkland
Site	600-640 Victoria Road, Ryde (Lot 1010 DP 836975 and Lot 102 DP 826426)
Proponent	Royal Rehabilitation Centre Sydney
Date of Issue	28 March 2008
Date of Expiration	28 March 2010 (2 years from date of issue)
General Requirements	<p>The environmental assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal including: <ul style="list-style-type: none"> ○ description of the site, including cadastre and title details; ○ design, construction, operation, maintenance, rehabilitation and staging as applicable; and ○ project objectives and need (if relevant); • a consideration of all relevant State and Commonwealth Government Technical and policy guidelines, NSW State Environmental Planning Policies, Concept Plan provisions and applicable planning instruments, relevant legislation and policies. Any proposed variations from the relevant State Environmental Planning Policies, applicable planning instruments, and relevant legislation are to be justified. • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Assessment Requirements	<p>Compliance With Concept Plan Approval</p> <ul style="list-style-type: none"> • The EA should include an assessment of the proposal against the previously approved Concept Plan and justify any departures. <p>Urban Form and Design</p> <p>The EA should address the following:</p> <ul style="list-style-type: none"> • Urban design, height, density, bulk and scale of the development and relation to the surrounding development, landscape and topography; • Site analysis and architectural plans; • External materials and finishes, including a sample board; • Photomontages and view analysis; • Details of proposed areas of landscaping and open space. <p>Amenity Impacts on Neighbouring Properties</p> <ul style="list-style-type: none"> • The EA should address the potential amenity impacts on the adjoining residential properties, including visual impact, privacy and overshadowing. <p>Traffic, Parking and Access</p> <p>The EA should address the following:</p> <ul style="list-style-type: none"> • The proposed vehicle access arrangements to the site. The design, layout and configuration of the internal road network shall generally be in accordance with the Concept Plan and the supplementary information submitted to the Department of Planning in relation to the conditions of the approval; • Efficiency of new roads on the site, as well as proposed access and circulation, car parking (including timed parking), and drop off arrangements; • Adequacy of emergency vehicle access/egress;

	<ul style="list-style-type: none"> Measures to promote public transport usage and mode share; and Pedestrian and bicycle linkages. <p>Contamination</p> <ul style="list-style-type: none"> Prepare a preliminary Phase 1 contamination report and demonstrate that suitable measures will be made in accordance with SEPP 55 to address any contamination issues. <p>Construction and operational impacts</p> <p>The EA should address the following:</p> <ul style="list-style-type: none"> any likely geotechnical impacts; air pollution, soil and erosion and waste material including operation waste including biomedical infectious or other toxic wastes; noise and vibration; details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site; prepare a sediment and erosion control plan; prepare a construction management plan to mitigate against the impacts associated with the construction of the new facility. prepare a traffic management plan to manage car-parking for workers during the construction period. <p>Stormwater drainage and flooding</p> <ul style="list-style-type: none"> Key matters to be addressed are flooding, drainage and stormwater management issues, including: on-site detention of stormwater, water sensitive urban design (WSUD), and drainage infrastructure; <p>Waste Management</p> <ul style="list-style-type: none"> Prepare a waste management plan in accordance with NSW DEC (EPA) Guidelines and relevant legislation addressing operational waste at the hospital (in particular biomedical, infectious or other toxic waste), reuse, recycling and/or disposal of waste including waste-water and building materials. <p>Open Space</p> <ul style="list-style-type: none"> Prepare detailed landscape plans and sections for the recreational circle and central parkland; Provide details of the future management, ownership and arrangements for public access to the recreational circle and central parkland. <p>Services</p> <ul style="list-style-type: none"> Key matters to be addressed are the capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project. <p>Statement of Commitments</p> <ul style="list-style-type: none"> Proposed mitigation and management of residual impacts; and A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.
Test of Adequacy	<p>If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p>
Consultation Requirements	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the environmental assessment:</p> <p>Agencies or other authorities:</p> <ul style="list-style-type: none"> Roads and Traffic Authority Ryde City Council NSW Health
Deemed refusal period	<p>60 days (see Clause 8E of the <i>Environmental Planning & Assessment Regulation 2000</i>)</p>

Application Fee Information	The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the Environmental Planning and Assessment Regulation 2000. To verify the cost of works for this project you are requested to submit a Quantity Surveyor's report for the project.
Landowners Information	Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	10 hard copies of the environmental assessment. Five (5) copies of the environmental assessment and plans on CD-ROM (pdf format). (Including Plans and Drawings)